

FOR SALE :: 2035-2037 ASHBY AVENUE, BERKELEY, CA
MIXED-USE PROPERTY NEAR ASHBY BART STATION

**360°
TOUR
LINK**



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SIGNIFICANTLY RENOVATED 2BD/1BA RESIDENCE OVER GROUND FLOOR COMMERCIAL

ASKING PRICE: \$1,525,000

BUILDING SIZE: ±2,934 SF *

PARCEL SIZE: ±3,000 SF*

* Sizes per public records.
Buyer to verify

YEAR BUILT: 1915

RECENTLY RENOVATED

APN # 053-1591-014-01

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ZONED:
C-SA South Area Commercial



Adeline Corridor Specific Plan

LIVE UP, WORK DOWN: THE ULTIMATE LIVE/WORK MIXED-USE OPPORTUNITY!

Welcome to a rare, versatile property offering the ideal fusion of commercial potential and residential comfort. Featuring high visibility, thoughtful renovations, and incredible flexibility, this mixed-use gem on Ashby Ave is turn-key and ready for its next chapter.

DOWNSTAIRS

GROUND FLOOR: High-Function Commercial and Creative Space Designed for productivity, client hosting, or retail flair. This main level offers a spacious, light-filled layout tailored to modern business needs.

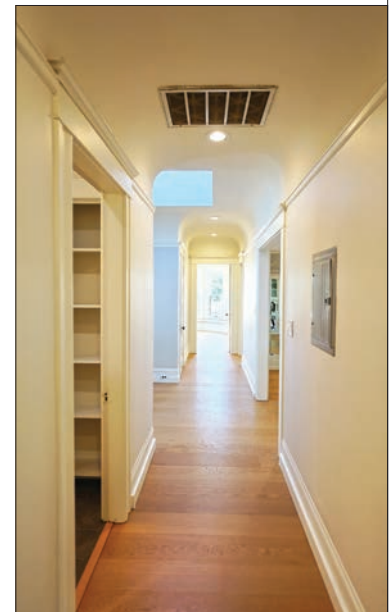
- **Front Gallery/Work Studio:** Expansive open-concept display area – perfect for retail, design studio, or a collaborative workspace – backed by a convenient kitchenette and private storage.
- **Rear Gallery/Secondary Work Area:** A flexible, second open zone ideal for team desks, workshop space, or an art gallery setup.
- **Dedicated Office:** A secluded private office for focused heads-down work or confidential meetings.
- **Amenities:** Two ground-floor restrooms and robust 200-amp electrical service.
- **Outdoor Access:** Direct side walkway access leading to a peaceful rear garden patio – great for client events or employee breaks.

UPSTAIRS

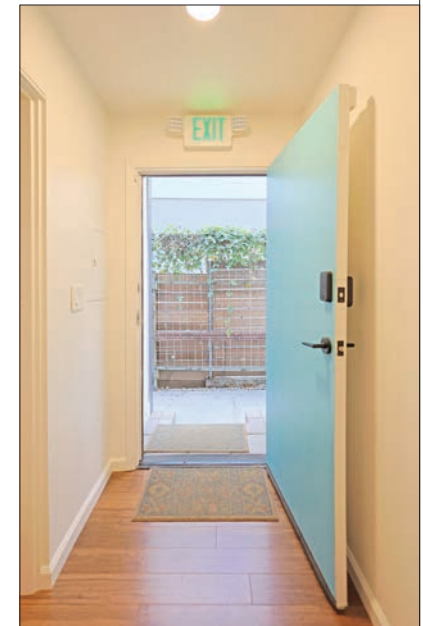
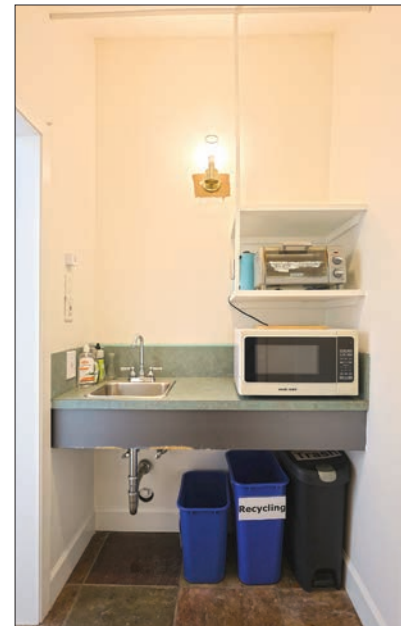
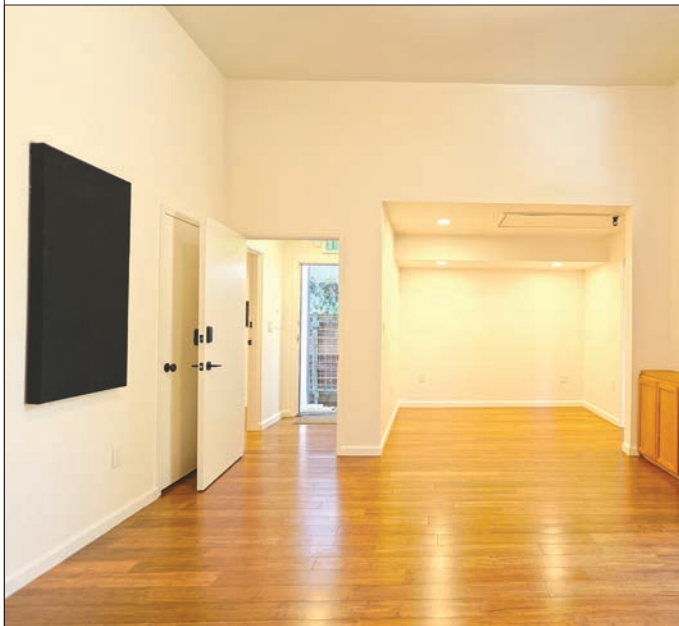
2ND FLOOR: Light-Drenched, Fully Renovated Residence. Step upstairs into a beautifully renovated 2 Bedroom + Bonus Room, 1 Bath home filled with historic charm and contemporary style.

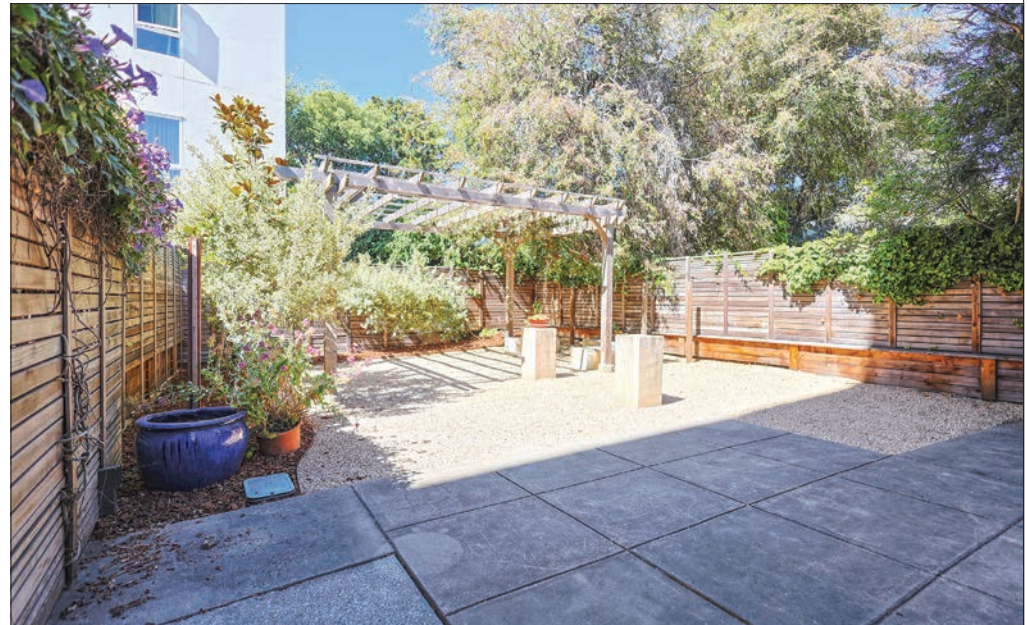
- **Architectural Character:** High ceilings, sky-lit spaces, newly refinished hardwood floors, classic trim, and generous room proportions throughout.
- **Living & Dining:** A sun-soaked living room featuring a grand bay window, paired with a formal dining room complete with charming built-ins.
- **Chef-Inspired Kitchen:** Smartly designed with modern updates, thoughtful storage, and statement flooring.
- **Bedrooms & Bonus Space:**
Primary Suite: Generously sized with a bay window looking out over the quiet rear garden.
- **Second Bedroom:** Bright and inviting, featuring a bay window overlooking Ashby Avenue.
- **Bonus Room:** Ideal for a home office, nursery, or a private retreat

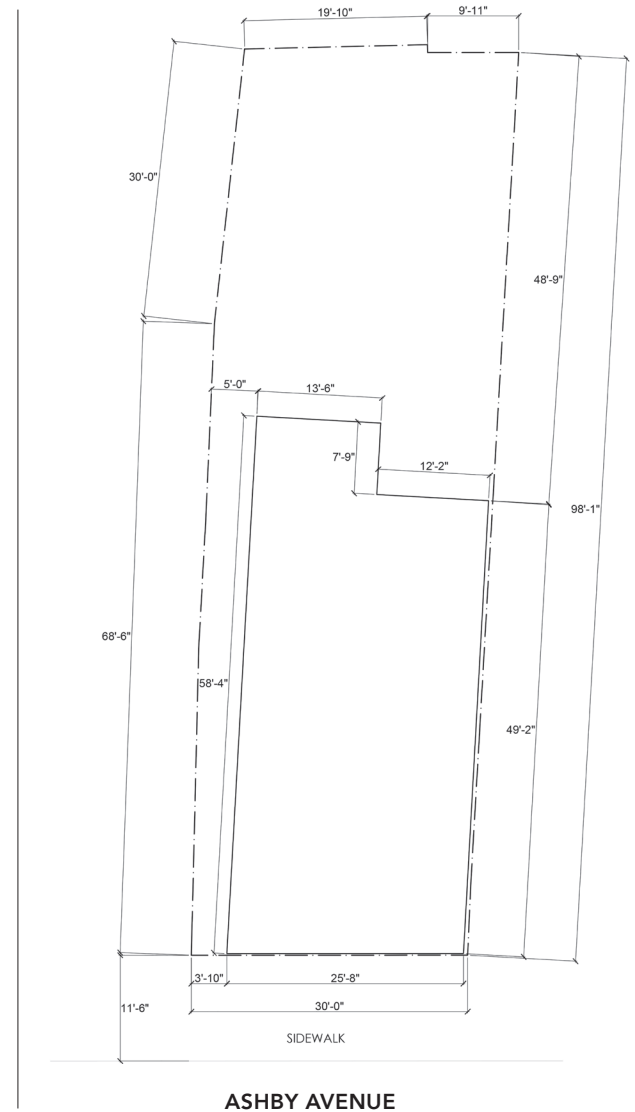
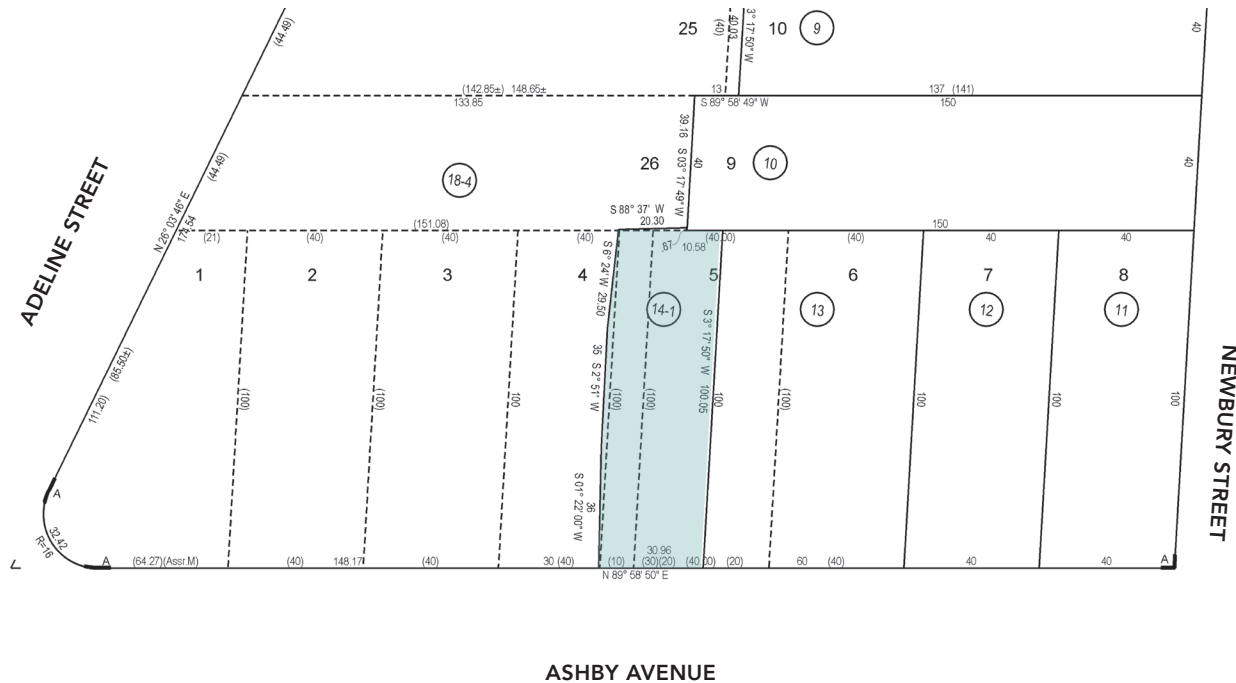
The information contained herein has been provided by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we cannot guarantee it. All information should be verified prior to sale.





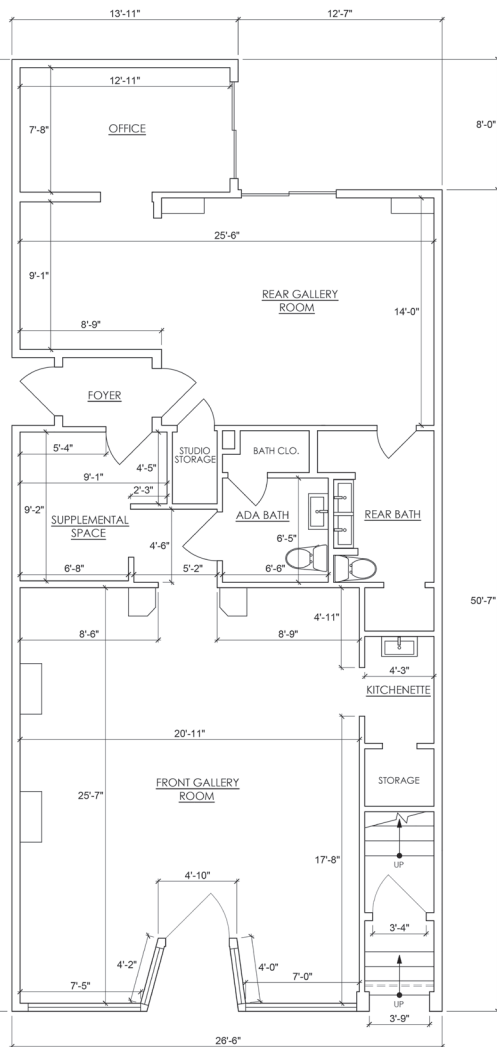






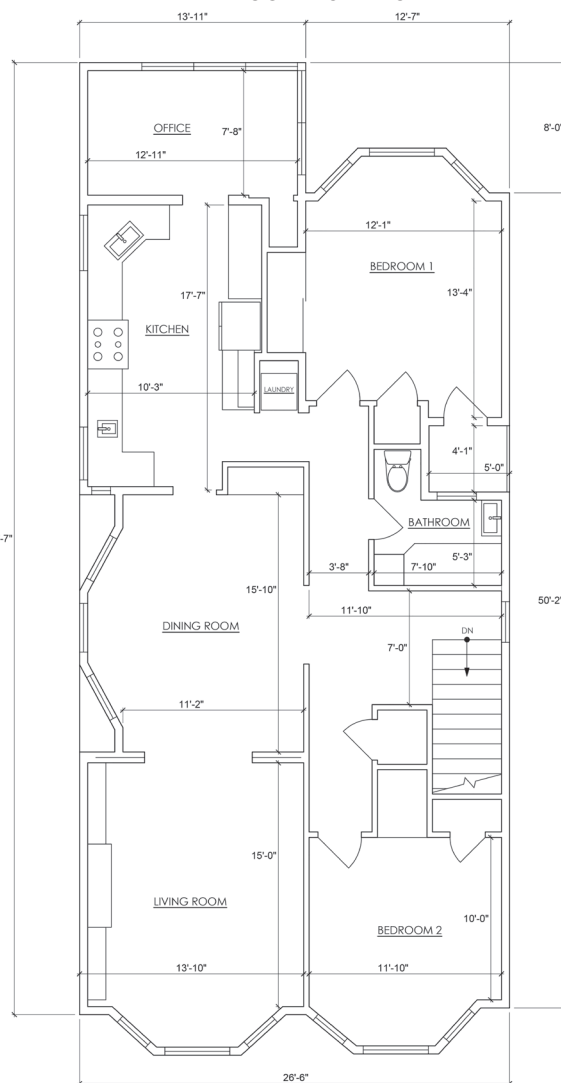
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GROUND FLOOR



ASHBY AVENUE

2ND FLOOR RESIDENCE



ASHBY AVENUE

INVESTMENT & LIFESTYLE HIGHLIGHTS

FEATURE

DETAILS

Versatility

Ideal for an owner-user wanting a seamless commute, or an investor seeking dual income streams.

Outdoor Living

Rare access to a tranquil rear garden patio for both commercial and residential enjoyment.

Location & Visibility

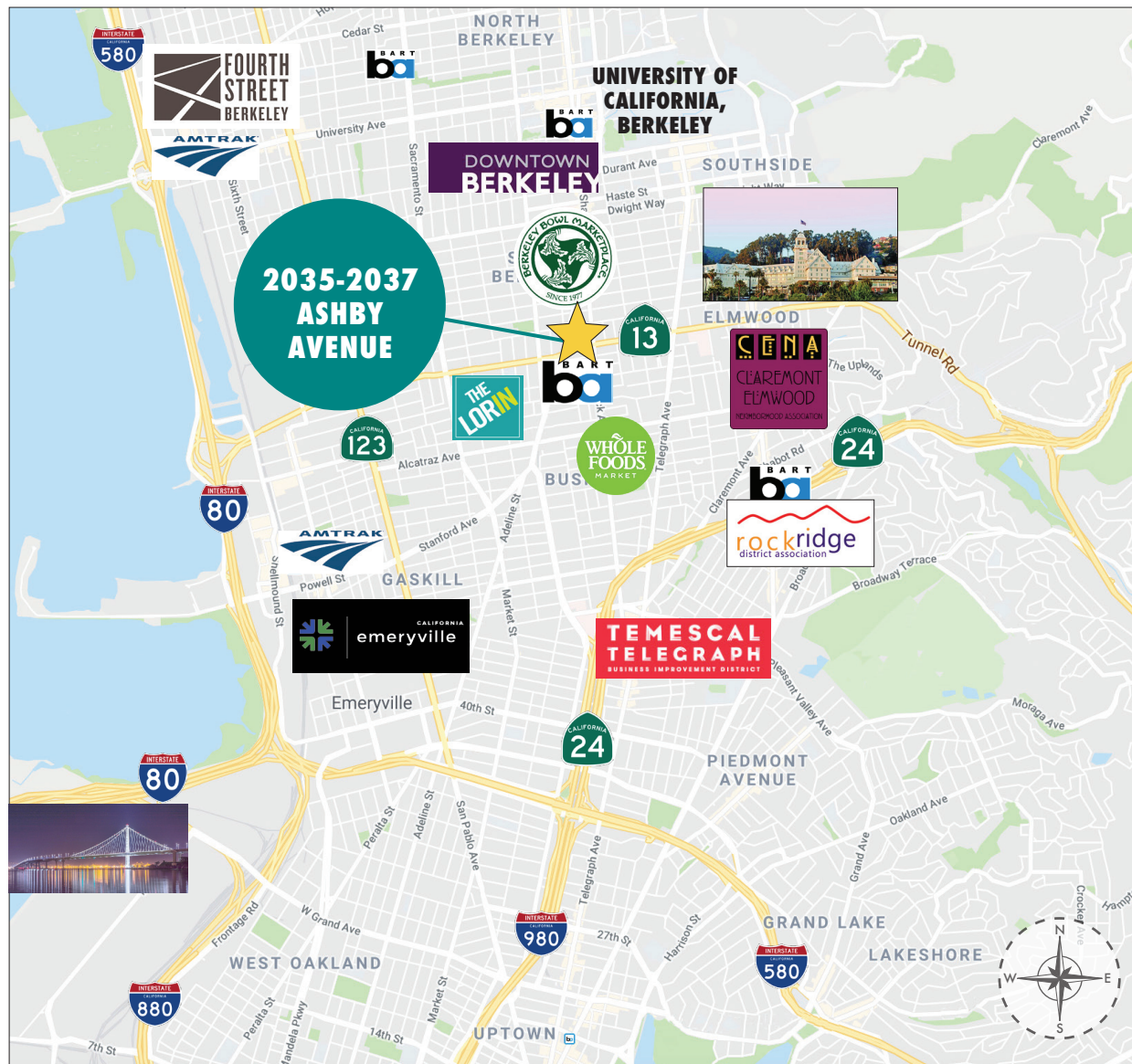
Prime positioning on Ashby Avenue provides high foot/vehicle exposure for the commercial space.

Move-In Ready

Updated systems, high-end residential finishes, and a functional ground-floor footprint.

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- One block to Ashby BART
- Quick walk to legendary Berkeley Bowl Marketplace, Walgreens, and Sports Basement
- Adjacent to the Maudelle Miller Shirek Community at 2925 Adeline Street – a 6-story affordable housing community with 87 apartments and supportive services programming; newly completed in 2025
- Near fitness including Adeline Yoga, Berkeley Barbell, Equinox, and Innerstellar Pilates & Yoga Studio
- Tuesday Farmer's Market held weekly in the neighborhood
- Short walk to Shotgun Players at the Ashby Stage, Black Repertory Group Theater, Berkeley Design Center, and The Starry Plough Pub
- Nearby eateries include Yeti Sports Bar and Restaurant, Lemat Ethiopian Restaurant, Sweet Adeline Bakeshop, Ashby Eatery, Red Bay Coffee, The Vault Café, Donut Farm, Kirala, Sconehege Bakery & Cafe, Roses on Adeline, and Hoi Polloi Brewing Taproom
- Close to Downtown and UC Berkeley Campus
- Within 3 miles of Berkeley's Fourth Street Shopping, Emeryville Public Market, and Powell Street Plaza Shops
- Easy freeway accessibility and SF Bay Bridge access
- Proximity to several major cities via an extensive transportation system



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COMMERCIAL REAL ESTATE BROKERAGE

2035-2037 ASHBY AVENUE, BERKELEY, CA
NEIGHBORHOOD



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